

**Warehouse Premises
Turnbridge Mills
Old Leeds Road
Huddersfield HD1 1SG**

**Rent:
£75,000
per annum**



GROUND FLOOR WAREHOUSE PREMISES

1,703.79m² (18,340ft²)

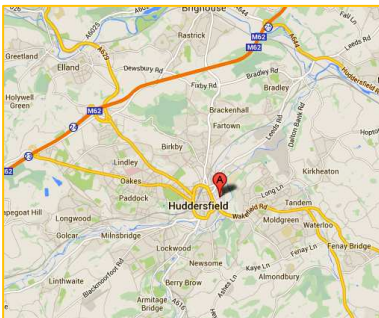
- 2 Large loading doors up to 4m in height
- Situated off the Ring Road to Huddersfield town centre
- Good access to the A62 Leeds Road and A642 Wakefield Road
- Eaves height 4.1m

DESCRIPTION

The property comprises the ground floor of a two storey steel framed warehouse which is clad in profile steel sheeting. The available ground floor area extends to 1,703.79m² (18,340ft²), having the benefit of access via two large loading doors, 3 phase electricity, and having an eaves height of 4.1m.

The property is situated on the edge of Huddersfield town centre just off the main Leeds Road (A62) which provides good access to Junction 25 of the M62 motorway network. The property is also well positioned for access to the Wakefield Road (A642) which links Huddersfield with the M1 motorway network at Denby Dale.

The property has good access to the loading doors and provides good quality warehouse accommodation in an accessible position and being suitable for alternative uses, subject to obtaining the relevant planning consent.



ACCOMMODATION

GROUND FLOOR

Warehouse 1,703.79m² (18,340ft²)

OUTSIDE

Loading is available to the front of the property. Car parking spaces will be available on site, subject to negotiation with the Landlord.

RENT

£75,000 per annum

RATEABLE VALUE

Rates are payable direct to the Landlord of £10,000 per annum.

LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate annual rent reviews in line with RPI on internal repairing terms with the Landlord having the ability to recharge the cost of maintaining the exterior parts of the property. The lease is to be contracted out of the security provisions of the Landlord and Tenant Act 1954.

REFERENCES

Prospective Tenants are required to provide 2 trade references and 1 bank reference. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

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Jonathan Uttley

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LEGAL COSTS

The incoming Tenant will be responsible for the reasonable legal costs of the Landlord.

VAT

VAT will be charged on the property or rent.

EPC ASSET RATING: TBC

[bramleys.com/commercial](https://www.bramleys.com/commercial)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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